109.0	0006	0010.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 837,200 / 837,200
					USE VALUE: 837,200 / 837,200
					ASSESSED: 837,200 / 837,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		EVERGREEN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLACK-MACKEN SHANE ANTHONY &
Owner 2:	WOJEWODA JENNY LYNN
Owner 3:	
Street 1:	39 EVERGREEN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEROSE DANIEL & -
Owner 2:	WILMES GWENDOLYN M -
Street 1:	39 EVERGREEN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Clapboard Exterior and 1904 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7245.000	391,100		446,100	837,200
Total Card	0.166	391,100		446,100	837,200
Total Parcel	0.166	391,100		446,100	837,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.71 /Parcel: 439.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 69801
GIS Ref:
GIS Ref:
Insp Date: 03/04/09

!8553!

PREVIOUS ASSESSMENT

Parcel ID: 109.0-0006-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	391,100	0	7,245.	446,100	837,200		Year end	12/23/2021
2021	101	FV	377,900	0	7,245.	446,100	824,000		Year End Roll	12/10/2020
2020	101	FV	377,900	0	7,245.	446,100	824,000	824,000	Year End Roll	12/18/2019
2019	101	FV	295,700	0	7,245.	439,800	735,500	735,500	Year End Roll	1/3/2019
2018	101	FV	295,700	0	7,245.	337,800	633,500	633,500	Year End Roll	12/20/2017
2017	101	FV	295,700	0	7,245.	318,700	614,400	614,400	Year End Roll	1/3/2017
2016	101	FV	269,200	0	7,245.	293,200	562,400	562,400	Year End	1/4/2016
2015	101	FV	247,500	0	7,245.	274,100	521,600	521,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:32:10

LAST REV

Date	Time
09/12/16	14:39:55
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8553

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEROSE DANIEL &	1488-73		4/22/2016		695,000	No	No		
CORCORAN TRAVIS	1448-90		1/30/2014		545,000	No	No		
GOODWIN MARY LO	1150-36		12/27/1995		145,000	No	No		Y

USER DEFINED

Prior Id # 1:	69801
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2015	1190	Redo Bas	13,200					
3/14/2011	145	Manual	2,500					DRYWALL & PLASTER
12/29/2010	2441	Dormers	4,550					ADD 2 DORMERS
2/13/2001	89	Wood-Sto	1,500	C				
9/15/1999	604	Addition	20,000					15X32 ADD

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2016	Permit Visit	PT	Paul T
7/27/2016	Left Notice	PT	Paul T
3/4/2009	Measured	372	PATRIOT
1/31/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7245		Sq. Ft.	Site		0	70.	0.88	6									446,145						446,100	

Total AC/HA:	0.16632	Total SF/SM:	7245	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	446,145	Spl Credit		Total:	446,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.20147061
Const Adj.:	0.99989998
Adj $ / SQ:	132.149
Other Features:	93500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409951
Depreciation:	18858
Depreciated Total:	391094

COMMENTS

NC=HSE IS BEING RESIDED W/REAR ADDITION/CHK MEAS MAYBE ADD TRAFFIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths: 2 HB

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

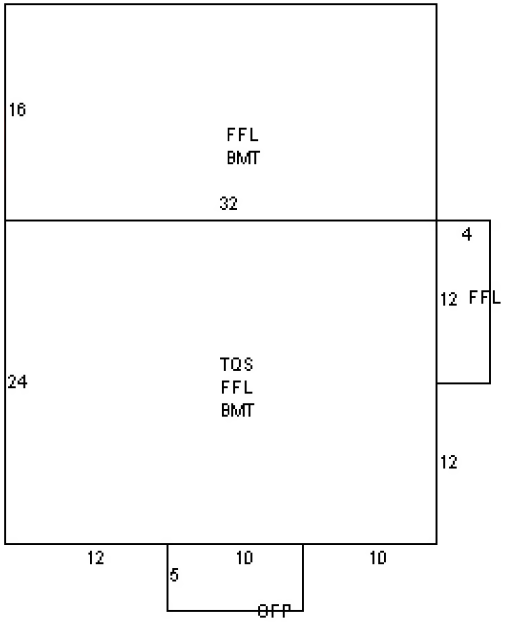
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.36
Special Features:	0	Val/Su Net:	150.77
Final Total:	391100	Val/Su SzAd	205.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,328	132.150	175,493
BMT	Basement	640	39.640	25,373
TQS	3/4 Story	576	132.150	76,118
OFP	Open Porch	50	44.000	2,200

Net Sketched Area:	2,594			Total:	279,184
Size Ad	1904	Gross Area	3426	FinArea	1904

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50	GFB		G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

109.0-0006-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More: N	Total Yard Items:		Total Special Featues:		Total: